

WHS & HANMER SCHOOL BUILDING COMMITTEE

REGULAR MEETING MINUTES

Monday September 24, 2012

Present:

Committee Member	Name	Present	Absent	Excused
	Christine Fortunato, Chairman	X		
	J. Edward Brymer Jr., Vice Chairman	X		
	Steven Barry		x	
	Daniel Camilliere			X
	Frank Dellaripa	X		
	Diane Fitzpatrick, Clerk	X		
	Peter Gardow	X		
Liaison Present	David Drake, Council Liaison	X		
	Mike Turner, Staff Liaison	X		
	John Cascio, Bd. Of Education	X		
Staff Present				
	Jeff Bridges, Town Manager	X		
	Mike Emmett, Supt. Schools	X		
	Tom Moore, WHS Principal	X		
	Fred Bushey, Dir of Maintenance	X		
	Lori Schroll, Administrative Analyst - Engineering	X		
	Sally Katz, Dir. Of Physical Services	X		
	Andrew Komar, Asst. Principal			X
	Sue Smith, Finance Director	X		
	Keith Rafaniello, Board of Ed			X
Guests Present	Rusty Malik, Quisenberry Arcari	X		
	Ken Biega, O&G Construction	X		
	Lorel H. Purcell, O&G Construction			X
	Bruce Gelbar, O&G Construction	X		
	Ron Quicquaro, Quisenberry Arcari	X		

Call to Order: Chairwoman Fortunato called the meeting to order at 6:39 p.m. in the Lower Level Meeting Room at the Wethersfield Board of Ed.

1. Public Comments: None

2. Approval of Minutes: Motion by Frank Dellaripa seconded by Ed Brymer to approve the minutes of 9/10/12 meeting. All present voted in favor.

3. Correspondence: Letter dated 9/11/12 from JL Surveying to Tom Moore: Mr. Moore commented that JL Surveying came to the front office, showed the staff their ID, they received a temporary badge, custodian met him and they did their survey. The question was asked about badges, it was explained that for things like this survey, a temporary badge is issued, but for long time projects they will go to Fred Bushey's office and get a longer term badge.

4. Expenditures:

- a. Hartford Courant Legal Adv. 8/31/12 - \$406.58 – advertisement for 5 bid notices – a motion to pay this invoice was made by Ed Brymer, seconded by Frank Dellaripa. All Present voted in favor.

7:10 p.m. Councilor Drake arrives

5. Staff/Architect/CM Information:

a. Architects Reports & Schematic Design Submission-Revisions & Updates:

Rusty reviewed revisions and updates to the schematic design.

Christine Fortunato lead discussion on internal traffic circulation, noting there is no traffic study yet. The engineers Purcell Associates are modeling the intersections as part of their work. She commented about letters of agreement with neighbors concerning access points to Westway and Wintergreen lane.

Rusty noted the bus traffic will now enter Jay Street.

Rusty discussed staff recommendation to delete underground detention system under baseball field, noting we would lose 1 LEED point.

Rusty noted their recommendation for Code work only at concession building. If we were to rebuild, funding would not be eligible for reimbursement.

There was general discussion about the PV panels, number, size, location, concern about snow and ice falling and future use if PV's were discontinued in future. Ken Biega recommended cost saving changes if put PV panels on roof with ballast.

There was further discussion about traffic circulation and drop off and number of parking spaces needed. Mr. Moore noted during past weeks football game there were cars parked on islands and grass, but there were also numerous vacant parking slots, although not as convenient to the game. Dave Drake questioned why can't we build parking garage?

Tom Moore will present on Phasing next week.

Rusty noted that he will be presenting similar changes and updates on a room by room basis at subsequent meetings.

b. Construction Managers Report –

Ken Biega handed out copies of the Project Cost Summary; he stated that the Design Contingency is desired to be 7.5% of the Construction Costs, and should be about 5% at the time it goes out to bid.

No objection to model made by O&G

Ken reviewed in detail the Proposed Value Engineering Items – Page 3

There was discussion to Delete 1E Move 20 Parking Space from list add to Alternatives. The committee instead decided to incorporate these spaces into the base bid.

Site Work Section #1 - Ed Brymer made a motion, Peter Gardow seconded it to delete items A-D in this section; all present voted in favor.

Photovoltaic Panels Section #2 – Ed Brymer made a motion; Diane Fitzpatrick seconded it, to delete this item; all present voted in favor.

Metal Wall Panels Section #3 – Diane Fitzpatrick made the motion, Frank Dellaripa seconded it to delete this item; all present voted in favor.

Alternatives – Page 4 Alternatives – no action needed

Co-Generation Plant Section #1 - Motion by Diane Fitzpatrick seconded by Ed Brymer to delete the co-generation plant from project. All voted in favor.

Site work Section 2-A – Add an additional 850 LF of concrete seat walls - Diane Fitzpatrick made a motion, seconded by Peter Gardow. Motion failed; it was agreed this will be bid as an alternative instead.

6. Old Business:

a. Committee Reports:

Site Work/Construction – Frank had nothing to report

Communications – Diane and committee has had discussions with Keith Rafaniello regarding web page, Facebook and other options to keep public informed. She also discussed public outreach for geothermal test bore.

Technology/Furniture – Tom Moore has had ongoing meetings with Rusty, Lorel and his staff.

Energy – Peter Gardow reported on meeting with CLP rep regarding the \$6000 agreement for modeling the building.

Finance – Chairwoman Fortunato stated she would like to set up a meeting for the Finance Committee for the week of October 1st. Christine Fortunato wants Finance Committee to review and comment on SD budget.

7. New Business:

a. Reminder of Presentation of Schematic Design to Town Council- Oct. 15th – 7 pm

b. There will be a special meeting for the Finance Committee on Thursday October 4th to go over the SD Budget.

b. Geothermal test well Public Meeting – Sept. 25th @ 6:00 pm– The meeting is scheduled to be held near the Tennis courts. Letters have gone out to the residents on the surrounding streets.

c. Authorize Chairwoman to enter Agreement with CL&P for Whole Building Performance Simulation and to accept CEEF \$6000 payment to Town. This is a grant fund to allow CES to prepare building model in CLP format for potential rebate. Motion by Peter Gardow, second by Frank Dellarippa to authorize the Chairman to sign. All voted in favor.

8. Other Business:

a. Hanmer School Fire Alarm Project Status Report: Fred Bushey let the Committee know that the State has all the information and he is now awaiting their approval.

9. **Adjourn:** The next meeting is scheduled to take place on Monday October 1, 2012, in the Community Room at the Library.

A motion was made by Diane Fitzpatrick to cancel the October 1st meeting, seconded by Ed Brymer; all present voted in favor.

The next Leadership Meeting is on October 11th at 7:30 a.m.

Motion made by Ed Brymer, seconded by Peter Gardow to adjourn.

Meeting adjourned at 9:36 p.m.

I hereby certify that the above is a true copy of the minutes approved by the High School & Hanmer Building Committee.

Diane Fitzpatrick, Clerk